



11 Bergin Grove, San Remo

## PREMIUM LOCATION ONLY 80M FROM THE BEACH

11 Bergin Grove is one of the best locations in San Remo. Only 80 metres walk to the sparkling waters of Westernport Bay which is both dog friendly and safe for swimming. Positioned perfectly, is this single-story, 3 bedroom, 2 bathroom coastal cottage surrounded by nature in a peaceful court location. A convenient, flat, short walk to the shops, cafes, hotels, IGA supermarket, primary school, bowls club and jetty. If it's location and convenience you are looking for, then stop looking, you have found it.

The home is one of San Remo's original houses and has been tastefully renovated over the years and lovingly cared for. It has old world charm with timber weatherboards, double hung timber windows, a new colourbond iron roof and original solid timber hardwood flooring throughout. The living area has a woodfire heater and reverse cycle split system for year round comfort. The kitchen is fitted with quality appliances, a butlers pantry and a bi-fold window connecting it to the outdoors and the stunning alfresco area, complete with an outdoor kitchen including a gas BBQ, canopy rangehood and drinks fridge. Stunning merbau decking and electric heater make this a place you will want to entertain friends and family all year round. Two bedrooms share the centrally located bathroom and the third bedroom has its

3 2 2

**FOR SALE**  
\$950,000 - \$980,000

**VIEW**  
By Appointment

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**LJ Hooker**

own ensuite. A European style laundry, a separate powder room and three skylights letting in natural light throughout, round out the home.

Outside is where the magic continues, the front yard is fenced and has established trees and gardens providing full privacy to the courtyard area for early breakfast in the sun. Whilst out in the very private backyard there is a large variety of established fruit trees which include avocado, lemon, orange, feijoa, mandarin, olives and loquat. There is a large 5.5m X 5.5m workshop, raised vegetable beds, a chook house with a fenced yard, composting bins, further wood and garden sheds for ample storage. It is truly a nature's paradise located right beside the beach.

Don't miss out. Call today to book a private inspection by appointment or to attend one of the advertised open days.

GREG KANE &ndash; 0477 020 267  
LJ HOOKER GRANTVILLE

### MORE DETAILS

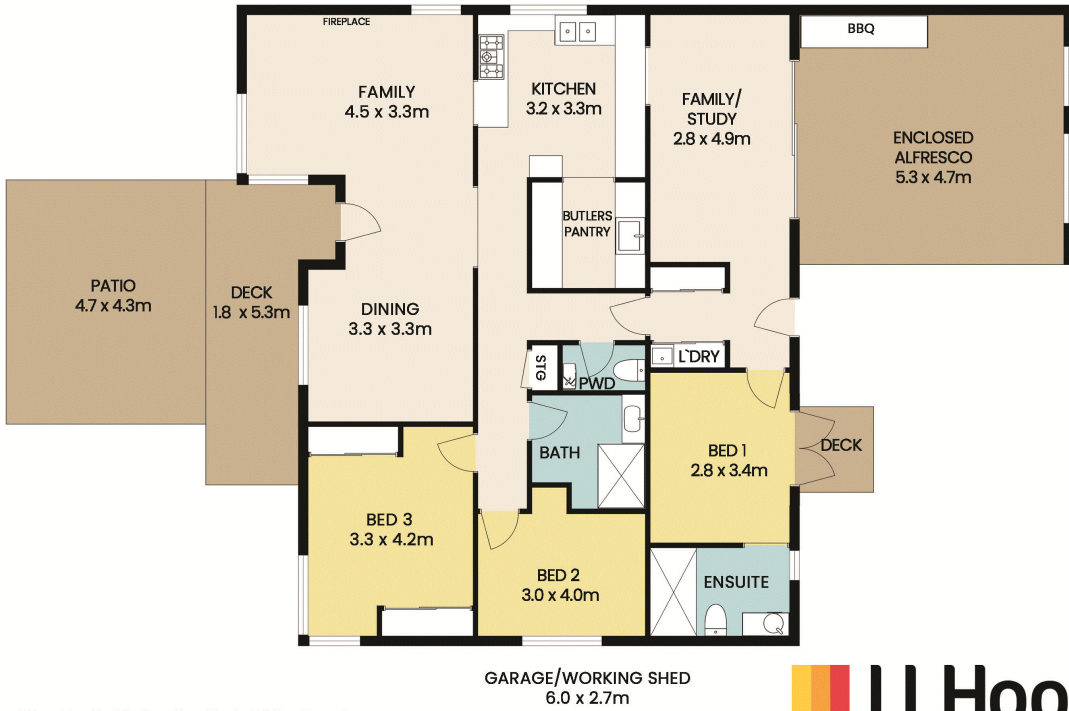
Property ID	TZHS5
Property Type	House
Land Area	690 m2
Including	Ensuite Study Air Conditioning Toilets (2) Fire Place Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

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GROUND FLOOR



11 BERGIN GROVE, SAN REMO



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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